

पिंपरी-चिंचवड नवनगर विकास प्राधिकरण

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे  
कलम ३७(२) अन्वये विकास नियंत्रण नियमावलीत  
फेरबदल प्रस्ताव मंजूर करणेबाबत.

महाराष्ट्र शासन

नगर विकास विभाग,

मंत्रालय, मुंबई-४०००३२

शासन निर्णय क्रमांक:-टिपीएस-१८०५/२१५०/प्र.क्र.३५७/०७/नवि-१३

दिनांक: २६ मार्च, २००७

शासन निर्णय :- सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्रात प्रसिध्द  
करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावावर,

(नवकिशोर पोटील)

अवर सचिव, महाराष्ट्र शासन.

प्रति,

विभागीय आयुक्त, पुणे विभाग, पुणे.

संचालक नगर रचना, महाराष्ट्र राज्य, पुणे.

मुख्य कार्यकारी अधिकारी, पिंपरी-चिंचवड नवनगर विकास प्राधिकरण,

सेक्टर नं. २४, निगडी, पुणे.

उपसंचालक, नगर रचना, नागरी सुशोधन घटक, पुणे.

उपसंचालक नगर रचना, पुणे विभाग, पुणे.

सहायक संचालक नगर रचना, पुणे शाखा, पुणे.

व्यवस्थापक, घेरवडा कारागृह भुद्रंगालय, पुणे.

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासनाच्या राजपत्राच्या भाग-१, पुणे विभागीय पुरवणी भाग-१ मध्ये प्रसिध्द करून त्याच्या प्रत्येकी १० प्रती या विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, उपसंचालक, नगर रचना, नागरी सुशोधन घटक, पुणे व उपसंचालक, नगर रचना, पुणे विभाग, पुणे, मुख्य कार्यकारी अधिकारी, पिंपरी-चिंचवड नवनगर विकास प्राधिकरण, निगडी, पुणे यांना पाठवाव्यात)

वक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सदरहू अधिसूचना शासनाच्या वेबसाईटवर प्रसिध्द करावी.

निवडनस्ती (नवि-२३)

**GOVERNMENT OF MAHARASHTRA**  
**Urban Development Department**  
**Mantralaya, Mumbai 400 032.**  
**Dated 26<sup>th</sup> March, 2007.**

**NOTIFICATION**

No. TPS 1805/2150/CR-357/06/UD-13:

Whereas, Development Control Regulations for area within the jurisdiction of Pimpri-Chinchwad New Town Development Authority have been approved by the Government Notification No. DA-100/DCR-(DA)-40/862, dated 5<sup>th</sup> September, 1974 (hereinafter referred to as "the said regulations");

And whereas, the Urban Development Department of Government of Maharashtra issued directives to all the Planning Authorities to incorporate special regulations for Fitness Centre, Solar assisted Water Heating System and Rain Water Harvesting Scheme (hereinafter referred to as "the said provisions") in the said regulations (hereinafter referred to as "the said modification") under section 37(1) and 154 of the said Act;

And whereas, Pimpri-Chinchwad New Town Development Authority has completed the procedure under section 37 of the said Act to incorporate the said provisions in the said Regulations and submitted the proposal to Government for sanction vide their Marathi letter No. विप्र/वियो/कलम ३७/१५७२ dated 27<sup>th</sup> December, 2005;

And whereas, Government of Maharashtra after consulting the Director of Town Planning, Maharashtra State, Pune is satisfied that the said modification is necessary in the public interest and should be sanctioned;

Now, therefore, in exercise of the powers conferred under Section 37(2) of said Act, the Government hereby sanctions the said Modification to said Regulations. After the last entry in the schedule of modifications to the notification sanctioning the said DCR the following new entry shall be added -

**ENTRY**

(I) Following definition numbered as (XXIV) shall be added after sub-clause (XXIII) of Regulation 2:-

(XXIV) "Fitness Centre" in a building means and includes the built up premises including toilet facilities provided in the building including gymnasium for the benefit of its inmates and for the purpose of fitness, physical exercises, yoga and such other activities as may be permitted by the Corporation from time to time.

(II) Following new sub-clause (a) shall be added after sub-clause (X) of Regulation 2 pertaining to exclusion from FSI computation of the Development Control Regulations for Pimpri-Chinchwad New Town Development Authority and existing clause shall be numbered as (x)(a).

(A) (b) Area of one fitness centre for a Co-op. Housing Society or Apartment Owners Association as provided in Regulation 60.

(III) Following new Regulation 60 shall be added after Regulation 59 pertaining to requirement of part of buildings of the Development Control Regulations for Pimpri-Chinchwad New Town Development Authority.

(60) In every residential building, either existing or constructed or proposed to be constructed for the use of a existing or proposed Co-operative Housing Society or an Apartment Owners Association, a fitness centre including toilet facilities will be permitted subject to following conditions :-

- (i) The application for the proposed fitness centre shall be made by the Registered Co-operative Housing Society/Apartment Owners Association of the building which are given Occupation Certificate/ BCC.
- (ii) The area of such centre shall be allowed free of FSI equivalent to 2 (two) percent of the total built up area for every building subject to the condition that, it shall not be less than 20 sq.mt. and more than 200 sq.mt. per building. Any additional built up area in excess of this limit would be considered by counting in FSI.
- (iii) The centre shall not be used for any purpose other than for fitness centre activities.
- (iv) The fitness centre activities shall be confined to the members of the concerned Housing Society or an Apartment Owners Association only.
- (v) The benefits of this provision shall be applicable prospectively and it shall not be extended for the purpose of regularisation of already built up structures constructed without permission.
- (vi) The ownership of the premises of the fitness centre shall vest only with the concerned Society or the Apartment Owners Association, as the case may be.
- (vii) In the case of larger layout where there is existing/proposed gymnasium in layout RG under Regulation 16 of this regulation, then the fitness centre in the individual building shall not be permissible.
- (viii) The location of proposed fitness centre shall be necessarily within the building line and preferably same shall not be on ground floor.

IV) The following new Rule No.61 is added after the Rule No.60:-

**61 Special provisions for installation of Water Heating System :**

61. 1. No new building in the following categories in which there is a system or installation for supplying hot water shall be built unless the system or the installation is also having an auxiliary solar assisted water heating system. The details of the Solar Assisted Water Heating System are mentioned in the Schedule.

- a) Hospitals & Nursing Homes.
- b) Hotels, Lodges and Guesthouses.
- c) Hostels, school, colleges, training centres and other institutes.
- d) Barracks of armed forces, paramilitary forces and police.
- e, Individual residential buildings having more than 150 sq.mt. plinth area.

- f) Functional buildings of Railway stations like waiting rooms, retiring rooms, rest rooms and inspection bungalows and catering units.
- g) Community centres, banquet halls, barat ghars, kalyan mandaps and buildings for similar use.

### **SCHEDULE**

#### **1. Definitions :**

i	"Solar Assisted Water Heating System" -	A device to heat water using solar energy hear source.
ii	"Auxiliary Back-up"	Electrically operated or fuel fired builders/ systems to heat water coming out from solar heating system to meet continuous requirement of hot water.
iii	"New Building"	Such buildings of above said categories for which construction plans have been submitted to P.C.N.T.D.A. for clearance.
iv	"Existing Building"	Such buildings which are licensed to perform their respective business.

It is suggested that solar water heating systems of the capacity of about 100 liters per day based on thermosyphon with necessary electrical back-up be installed at residential buildings like hostels.

#### **61.2 Installation of Water Heating System:**

a) New Buildings: In order to facilitate the installation of the solar water heating system, the new buildings shall have the following provisions:

- 1) All such buildings where solar water heating systems are to be installed will have open sunny roof area available for installation of solar water heating system.
- 2) The roof loading adopted in the design of such building should be at least 50 kg. Per sq.mt. for the installation of solar water heating system.
- 3) Solar water heating can also be integrated with the building design. These can either be put on the parapet or could be integrated with the south facing vertical wall of the building. The best inclination of the Collector for regular use throughout the year is equal to the local latitude of the place. The Collectors shall be facing south. However, for only winter use, the optimum inclination of the Collector would be (latitude + 15 degrees of the south). Even if the Collectors are built in the south facing vertical wall of the building the output from such Collectors during winter month is expected to be within 32% out put from the optimum inclined Collector. The south vertical wall gives a good esthetic look and also the performance of the system is slightly affected.
- 4) All the new buildings of aforesaid types to be constructed shall have an installed hot water line from the rooftop and also insulated distribution pipelines to each of the points where hot water is required in the building.

b) Existing Buildings: Installation of Solar Assisted Water Heating System in the existing building shall be made mandatory at the time

of change of use to above said category provided there is a system of installation for supplying hot water.

**61.3 Capacity:** The capacity of the solar water heating system to be installed on the buildings shall be described on the basis of the average occupancy of the buildings. The norms for hospitals, hotels and other functional buildings are given below:-

Sr.No.	Type of Buildings	Per capita capacity recommended (litres per day).
1	Hospitals	100
2	Hotels	150
3	Hostels & other such buildings	85
4	Canteens	As required
5	Laboratory & Research Institutions.	As required

An open area of 3 sq.mt. would be required for installation of a Collector which supplies about 100 liters of water per day. At least 60 per cent of the roof area may be utilised for installation of the system.

**61.4 Specification:** The specification for the solar water heating system laid down by the Ministry of Non-Conventional Energy Sources can be allowed. Flat plate Collector conforming to IS No. 12933 shall be used in all such solar water heating systems. So far no collector has been tested by the B.I.S. approved test houses/centres and it is recommended mandatory orders should be made only after the B.I.S. confirms availability of I.S.I. market solar collectors.

**61.5 Auxiliary System:** Wherever hot water requirement is continuous, auxiliary heating arrangement either with electric elements or oil of adequate capacity can be provided.

v) The following new Rule No.62 is added after Rule No.61:

## **62. RAIN WATER HARVESTING**

- a) All the layout open spaces/amenity spaces of housing societies and new constructions/ reconstruction's/ additions on plots having area not less than 300 sq.mt. in non gaothan areas of all towns shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in **Schedule**.

Provided that the Authority may approve the Rain Water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

- b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs.1000/- per annum for every 100 sq.mt. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to

maintain Rain Water Harvesting structures as required under these byelaws.

## **SCHEDULE**

### **RAIN WATER HARVESTING**

Rain Water Harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.

62.1 The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.

- (i) **Open well** of a minimum of 1.00 mt. dia and 6 mt. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non potable domestic purposes such as washing, flushing and for watering the garden etc.
- (ii) Rain water harvesting for recharge of ground water may be done through a **bore well** around which a pit of one metre width may be excavated upto a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.
- (iii) An impervious surface /underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing gardening and such other purposes. The storage tanks shall be provided with an overflow.
- (iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 mt. width X 1.20 mt. length X 2.00 mt. to 2.50 mt. depth. The trenches can be 0.60 mt. width X 2.00 to 6.00 mt. length X 1.50 to 2.00 mt. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.
  - a) 40 mm stone aggregate as bottom layer upto 50% of the depth;
  - b) 20 mm stone aggregate as lower middle layer upto 20% of the depth;
  - c) Coarse sand as upper middle layer upto 20% of the depth;
  - d) A thin layer of fine sand as top layer;
  - e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
  - f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered.

The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall at least be 15 cms.

g) Perforated concrete slabs shall be provided on the pits/trenches.

(v) If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.

62.2 The terrace shall be connected to the open well/borewell/storage tank/recharge pit/trench by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia mtr. for a roof area of 100 sq.mt.

62.3 Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.

62.4 The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose.

Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rain-water has been provided.

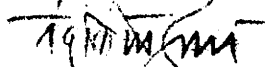
Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

**Note:**

i) The said modification is kept open for inspection by the general public during the working hours on all working days in the office of the Chief Executive Officer, Pimpri-Chinchwad New Town Development Authority.

ii) This notification is also published on government web site at [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)

By order and in the name of the Governor of Maharashtra,



(Nandkishor Patil)

Under Secretary to Government